

GREEN & CO



£725,000 51 Humphries Green, Wantage, Oxfordshire, OX12 8FU, UK

Freehold



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£725,000 Humphries Green, Wantage

Council Tax Band F

Offered for sale with no onward chain, this impressive five-bedroom detached family home was built by the highly regarded Croudace Homes in 2016 to their sought-after Arlington design. Occupying an elevated position on the southern edge of Wantage, the property enjoys far-reaching rooftop views across the town and surrounding countryside, while being within easy walking distance of the historic Market Place, Waitrose and a wealth of local amenities. Arranged over three spacious floors, the home offers beautifully balanced and versatile accommodation, perfectly suited to modern family living. The welcoming entrance hall leads to a generous dual-aspect kitchen/dining room, ideal for both everyday life and entertaining, together with a stunning triple-aspect sitting room featuring a fireplace designed to accommodate a wood-burning stove. A utility room and cloakroom complete the ground floor. The first floor is centred around an impressive principal bedroom suite with a dressing area and contemporary en-suite shower room, alongside a further generous double bedroom with fitted wardrobes, a fifth bedroom or study, and the family bathroom. The top floor provides two further substantial double bedrooms, served by an additional shower room, creating an ideal space for older children, guests or multi-generational living. A particular highlight of the property is the detached double garage, complete with an electric up-and-over door, EV charging point and cloakroom. Above the garage is a superb, fully insulated lifestyle room, currently arranged as a dedicated cinema room, offering exceptional flexibility as a home office, gym, studio or games room. Outside, the enclosed rear garden provides an excellent degree of privacy and has been thoughtfully designed for both relaxation and entertaining, with generous patio areas, formal lawn and an attractive woodland backdrop that creates a wonderfully peaceful setting. Combining generous accommodation, outstanding versatility and a highly desirable location, this is a rare opportunity to acquire a substantial modern family home in one of Wantage's most sought-after positions. Early viewing is highly recommended.

what3words. [w3w.co/uspended.thinks.otter](https://www.what3words.com/uspended.thinks.otter).

Utilities. All main services are connected.

Heating Type. Air source heat pump to radiators.



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Estate Service Charge. The Vendor informs us of an Estate Service Charge of £210.00 per annum.

Location. Wantage is a welcoming, well-connected Market Town that combines modern convenience with a strong sense of community, making it ideal for families looking to put down roots. Located in the beautiful Vale of the White Horse, the town offers easy access to the A34, M40, M4, and nearby rail services via Didcot, Oxford, and Swindon. A lively Market Place, packed with a mix of familiar names and independent shops, sits alongside family-friendly cafés, restaurants, parks, and community events. Surrounded by stunning countryside, from National Landscape (formerly AONB) and the Ridgeway to nearby White Horse Hill, Wantage offers space to explore, play, and grow. It's a Town where heritage, safety, and community spirit come together, making everyday family life feel both easy and inspiring. Families benefit from an excellent local education network. King Alfred's Academy leads secondary provision as part of the Cambrian Learning Trust, working closely with respected local primaries, including Charlton, Wantage CoFE, and those not in the Trust at Stockham Primary School, and Wantage Primary Academy.

Solar Panels. 6.5Kw solar array with 2 8.2kWh batteries offering full "off-grid" capabilities and near zero energy bills (even with a 2 EV household). 7kw EV wall charger fitted. Daikin heat pump.

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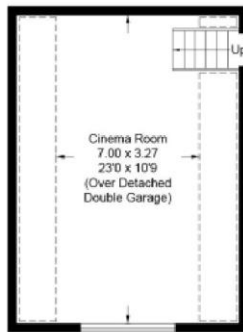
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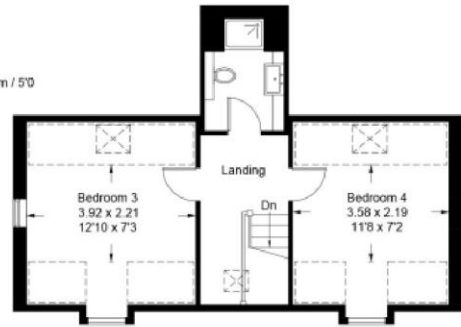
Approximate Gross Internal Area = 164.5 sq m / 1771 sq ft

Cinema Room = 35.3 sq m / 380 sq ft

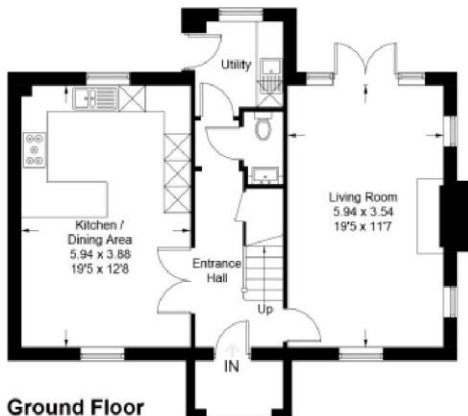
Total = 199.8 sq m / 2151 sq ft



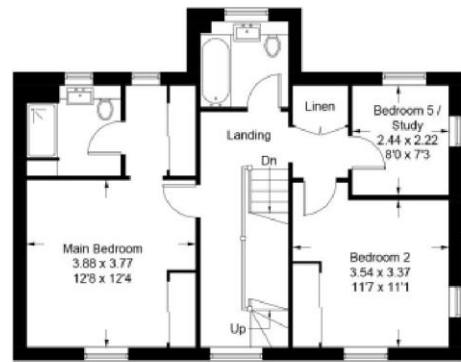
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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GREEN



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 92 A |
| 81-91 | B | 85 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>.

SDLT. For Stamp Duty Land Tax calculations, visit <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Flood Risk. To check the long-term flood risk for this property, visit <https://www.gov.uk/check-long-term-flood-risk>.

Planning. To see any planning applications that may affect this property, visit <https://www.gov.uk/search-register-planning-decisions>.

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